

SUPPLEMENTARY DESIGN STATEMENT

DESIGN PRINCIPLE

To seek reuse, to enable the retention, enhancement, and preservation of the consolidated remains of Category C listed church hall

BACKGROUND

We have no record other than the Canmore listed relating to this property.

We are aware of its historic past but cannot establish when or why the structure was reduced and consolidated in its present bereft form.

OPPORTUNITY TO RESTORE

This applicant is unable to offer any constructive consideration towards the restoration of the original church structure, all as encouraged by the Penicuik Conservation Society, no matter how well intended.

Limited funding within an affordable budget can extend only to restoring and consolidating the building frontages in their existing historically modified form.

We are aware of previous initiatives to purchase and restore this building, each have withdrawn interest allowing the building to fall into further decline.

Since purchase costly rot eradication has been required to arrest rot infestation, which with rampant inflation of building industry has created further toll on the whole issue of commerciality in this project.

BUILDING INTERIOR

There is little, if any remnant. of the historic internal detail

The more recent plasterboard walls have been stripped off to enable the building structure to breath and prevent further rot infestation

The non-original capped off roof structure will be retained with roof lights introduced.

PROPOSED USE

Market research has demonstrated the need for affordable family homes in Penicuik.

The proposed design response demonstrates three well-proportioned attractive three bedroom homes may be accommodated principally within the historic shell.

Marketability, especially post COVID must ensure these homes each has the amenity of a private garden.

PROPOSED EXTENSION

It is proposed to demolish the non-original single storey rear outhouse extension and replace it with one of a much reduced footprint area

This proposal must include the partial demolition of the rear stone wall, subject already of much past intervention.

The proposed extension has been designed to ensure subservience in mass scale and form to the listed building.

This has been achieved by visual separation by the introduction of a two-storey full height glazed entrance door screen

The extension is formed in larch cladding that will quickly weather to a silver grey to compliment the historic stonework

PROPOSED FLOOR PLANS

The withdrawn plans set out a significant and oversized rear extension.

Upon review this was considered an ineffective and unaffordable plan arrangement.

Withdrawal of this application allowed a full review of the plan form enabling them to be represented in a cohesive simplified form that is contained in the greater part within the historic building shell.

RESTORED BUILDING FRONTAGES

It is proposed these will be retained and consolidated in repointing where necessary.

The existing gothic windows will be replaced in Crittal style powder coated metal windows of slim profile to allow inward opening and double glazing.

The historic storm doors will be retained and consolidated.

ENVIRONMENTAL IMPACT

The existing structure and new extension will be constructed to achieve full compliance with building standards Scotland.

The proposed rear south facing patio doors will benefit from solar gain.

The houses will each benefit from Solar PV being introduced outwith the public gaze on the flat roof area behind the raised historic parapet.

The area of the flat roof will be reduced by approximately 15% through rebuilding and therefore an improvement in the need to dispose of surface water

Bin storage will be accommodated

Each property will have the ability to store cycles in the house, garden or a compliant shed.

PROPOSED RESTRICTED PARKING PROVISION

The parking standards recommend two spaces for house and one and half visitor spaces, or six spaces in total.

The proposed plan sets out six spaces within the land in ownership.

We would contend this requirement is overstated and would prefer to see one space per home in the interest of environmental impact and need to encourage the use of public transport

IN CONCLUSION

We consider these proposals now presented will address all issues raised in withdrawing the application presented by the previous applicants agent.

We believe this design proposal will ensure the longevity of this listed building and make a positive architectural contribution to the Penicuik Conservation Area

Lorn Macneal Architects

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